CAPITOL HILL RESTORATION SOCIETY
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12 March 2004

Jerrily R. Kress, FAIA
Director, Office of Zoning
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

RE: BZA#'s 17125, 17130, 17131, 17142, 17143, and 17157

Dear Director Kress,

The Capitol Hill Restoration Society Zoning Committee at a meeting held on 11 March 2004 considered the above cases. The Committee voted unanimously to support all of these applications based upon the discussion below.

BZA 17125 involves filling in a rear dogleg with a one-story addition that requires a variance because the lot occupancy will increase from 64% to 75%. The committee voted unanimously to support the application because there was no impact on the abutting neighbor and moving the improvement back 4 feet to qualify the applicant for a special exception made no sense. The committee believed that such de minimus numbers were being discussed that the application should be approved. The applicant's neighbors were also in favor of the improvement and this was a factor in the vote of the committee.

BZA 17130, a property located at 407 11th Street, SE, involves special except to increase the lot occupancy to 64% in order to construct a garage and a variance to allow the garage to be built closer to the centerline of the alley than 12 feet (the alley is only 15 feet wide. The applicant has agreed to move the garage 30 inches in from the rear property line making it 10 feet from the centerline. Based upon this representation, the committee voted unanimously to support the application

BZA 17131 involves that addition to the rear of 347 Tennessee Avenue, NE. The applicant needs a special exception to increase the lot occupancy to 69%. The committee vote unanimously to support the application

BZA 17142 involves building a new garage at the rear of 639 A Street, NE. The proposed garage, which will line up with a row of garages on either side, will increase the lot occupancy to 63.4%. The committee voted unanimously to support the application.

BZA
Case No. 17143
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17143
EXHIBIT NO. 27

BZA 17143 is the application of Marquette University for a special exception to allow the continuance of a private school at 502 East Capitol Street, NE. The application is the same as the application that was approved by the BZA in case 16459 in 1999 with the exception that the special exception will be permanent and not for only 4 years and the applicant will meet with the ANC commissioner, not the full ANC, once a year. Abutting neighbors sent letters of support for the application. CHRS supported the application in 1999 and the committee voted unanimously to support this application.

BZA 17157 is another dogleg case. The property is located at 423 12th Street, SE. The dogleg is only 3.5 feet wide and already counts towards the lot occupancy. When the addition is built, the building will cover 66.4 % of the lot and a special exception is needed. The neighbor on the side impacted by the addition supports the applicant. The committee voted unanimously to support the application.

Respectfully,

Gary M. Peterson, Chair
Capitol Hill Restoration Society
Zoning Committee